148.0	0006	0009.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	945,700 /	945,700
USE VALUE:	945,700 /	945,700
ASSESSED:	945,700 /	945,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
37		ROBBINS RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LEWIS JILL E
Owner 2:	
Owner 3:	
Street 1:	37 ROBBINS RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 10,472 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Clapboard Exterior and 2649 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10472.000	419,100	12,700	513,900	945,700
Total Card	0.240	419,100	12,700	513,900	945,700
Total Parcel	0.240	419,100	12,700	513,900	945,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 356.95 | /Parcel: 356.9

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	97683
GIS Ref	
GIS Ref	
Insp Date	02/24/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 148.0-0006-0009.0

!11598!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	419,000	12700	10,472.	513,900	945,600	945,600	Year End Roll	12/18/2019
2019	101	FV	326,300	13100	10,472.	513,900	853,300	853,300	Year End Roll	1/3/2019
2018	101	FV	336,800	13100	10,472.	455,200	805,100	805,100	Year End Roll	12/20/2017
2017	101	FV	336,800	13100	10,472.	381,800	731,700	731,700	Year End Roll	1/3/2017
2016	101	FV	336,800	13100	10,472.	381,800	731,700	731,700	Year End	1/4/2016
2015	101	FV	318,400	13500	10,472.	330,400	662,300	662,300	Year End Roll	12/11/2014
2014	101	FV	318,400	13500	10,472.	319,400	651,300	651,300	Year End Roll	12/16/2013
2013	101	FV	318,400	13500	10,472.	303,900	635,800	635,800		12/13/2012

PRINT

Date	Time
12/11/20	01:44:43

LAST REV

Date	Time
12/09/19	10:22:56
danam	

USER DEFINED

Prior Id # 1:	97683
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 11598

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	20108-312		9/1/1989		280,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/25/2019	936	Wood Dec	300	C				
11/19/2012	1513	Re-Roof	14,600	C				
7/26/1999	427	Redo Bat	10,000					REMODEL BATH/REM C
12/15/1997	744		50,000					ADD 1/2 BATH REM-K
2/5/1913	178	Manual						

ACTIVITY INFORMATION

Date	Result	By	Name
2/24/2018	MEAS&NOTICE	HS	Hanne S
5/1/2013	Info Fm Prmt	EMK	Ellen K
11/10/2008	Meas/Inspect	189	PATRIOT
12/22/1999	Inspected	263	PATRIOT
12/1/1999	Measured	263	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10472		Sq. Ft.	Site		0	70.	0.70	8									513,912						513,900	

Total AC/HA:	0.24040	Total SF/SM:	10472	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	513,912	Spl Credit		Total:	513,900

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2H - 2 & 1/2 Sty
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	2 - Clapboard
Sec Wall:	%
Roof Struct:	3 - Gambrel
Roof Cover:	1 - Asphalt Shgl
Color:	GRAY
View / Desir:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Fair
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

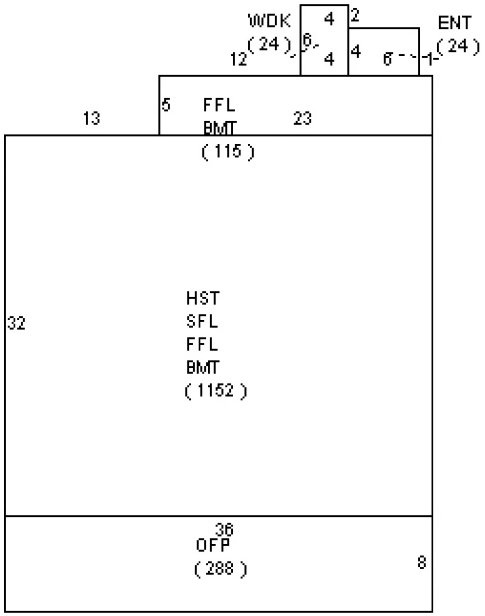
OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

COMMENTS

OF=SINK IN BMT. 3/4BTH IN BMT.

SKETCH



GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 8		BRs: 4			Baths: 1				HB 1		

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall	2 - Plaster
Sec Int Wall:	%
Partition:	T - Typical
Prim Floors:	3 - Hardwood
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC:
Solar HW:	Yes Central Vac: NO
% Com Wall	% Sprinkled:

DEPRECIATION

Phys Cond:	AG - Avg-Good	26. %
Functional:		%
Economic:		%
Special:		%
Override:		%
Total:		26.4 %

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	1999
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	M
Totals			
1	8	4	

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.00058424
Const Adj.:	1.01989794
Adj $ / SQ:	127.562
Other Features:	102527
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	569474
Depreciation:	150341
Depreciated Total:	419133

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	140.32
Special Features:	0	Val/Su Net:	91.15
Final Total:	419100	Val/Su SzAd	139.93

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,267	38.270	48,486
FFL	First Floor	1,267	127.560	161,621
SFL	Second Floor	1,152	127.560	146,951
HST	Half Story	576	87.760	50,551
OFP	Open Porch	288	22.670	6,529
ENT	ENTRY	24	26.930	646
WDK	Deck	24	16.320	392
	Net Sketched Area:	4,598	Total:	415,176
Size Ad	2995	Gross Are	5174	FinArea 2649

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	60	F	

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 148.0-0006-0009.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	24X24	G	AV	2008	24.18	T	8.8	101			12,700			12,700

More: N	Total Yard Items:	12,700	Total Special Featues:		Total: 12,700

IMAGE

AssessPro Patriot Properties, Inc